



**ATTACHMENT 8**

PLANNING  
Town of Chapel Hill  
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Chapel Hill, NC 27514

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**CONCEPT PLAN REVIEW SUMMARY MINUTES  
COMMUNITY DESIGN COMMISSION  
WEDNESDAY, FEBRUARY 21, 2007, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.m. Commission members present were Mark Broadwell, Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Laura King Moore, Scott Nilsen, Glenn Parks, Amy Ryan, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein, and Administrative Clerk Renee Zimmerman.

**ORANGE COUNTY ANIMAL SERVICES**  
**(File 9870-77-4584)**

A request for a Concept Plan proposal has been submitted to the Town for the Orange County Animal Services Building. The 5.96-acre site is located on the south side of Eubanks Road between the Orange County Landfill and Millhouse Road. The project proposes to construct approximately 30,000 square feet of floor area for the Orange County Animal Services Building including an outdoor exercise area, service yard, and outbuilding. The proposal includes 53 parking spaces. Proposed access to the site is from Eubanks Road. The site is located in the Joint Planning Transition Area, in the Residential-1 (R-1) zoning district, the Resource Conservation District, and is outside the Town limits. The site is identified as Orange County Parcel Identifier Number 9870-77-4584.

**CONCEPT PLAN PRESENTATION**

Ellen Weinstein, Dixon Weinstein Architects, presented the application to the Commission.

**CITIZEN COMMENTS**

1. Judy Nunn-Snipes, previous owner of the Orange County Animal Services site, spoke about selling the property to Orange County, a small parcel of a larger land holding that has been in her family since the early 1900s. She handed out copies of Recommendations to the Landfill Owners Group from Orange County, Chapel Hill, and Carrboro and Nunn family members. Ms. Nunn stated that the family has been wronged by the government projects established and proposed for the Neville Tract: the landfill, a Duke Power sub-station, and now the animal shelter. She said that they have to keep their pets indoors because of the coyotes from the landfill and the noise from the animal shelter will be a problem.

Access to the Nunn family's homes is by Genestu Drive named after family members. This is the proposed service drive for the animal services building. She stated that her family seeks additional collaboration with the Town and County (Handout attached).

#### COMMISSIONER COMMENTS AND QUESTIONS

1. Commissioner Mark Broadwell wanted more information for Ms. Nunn's statements. He also suggested that the parking area be more compact and not incorporate tree islands.
2. Commissioner Mary Margaret Carroll wanted additional history of the site also.
3. Commissioner George Cianciolo recommended a larger buffer on the south side of the site in order to help muffle noise from adjacent homes. He also wanted to revisit the parking to compact the area. He suggested moving the building further to the north to get the noise as far as possible from the neighbors.

He wanted to investigate sidewalks proposed on Eubanks and Millhouse Roads and believed the adjacent railroad tracks may be a future rail corridor to Carolina North.

4. Commissioner Chris Culbreth supported a bigger southern buffer. He liked the meandering drive.
5. Commissioner Amy Ryan stressed that entrances to the building should be clearly marked and visible when one arrives at the building. She thought that there appeared to be a lot of parking area. She recommended that the walking trails be extended into the Resource Conservation District on the site.
6. Commissioner Kathryn James and Robin Whitsell wanted to incorporate Ms. Nunn's comments into the design. Commissioner Whitsell liked the design for the site.

Commissioner Robin Whitsell liked the passive solar elements and suggested that the applicant choose appropriate ground covers for maintenance of animal wastes.

7. Commissioner Glenn Parks thanked the applicant for a clear presentation. He was excited about the design and is concerned about Ms. Nunn-Snipe's comments. He explained that greenways were proposed to be connected near the Nunn Property.

Attachment

Prepared by: Jonathan Whitney, Chair  
Kay Pearlstein, Planning Staff